

STM ARTICLE 9

Projected Design Costs DPW Facility

\$650,000



Architectural Design
Engineering Services
Permitting Costs
Project Management
Incidental Costs

Existing Police Station, Highway Barn and Storage Areas



Rear of 35 Parsonage Street, DPW Highway Barn and Storage Area



Current Building and Uses

Construction

- ▣ Facility is 50 years old, built in two phases of pre-engineered metal measuring 104' x 223', 23,192 SF
- ▣ Walls are a corrugated metal panel system
- ▣ Roof is metal system
- ▣ Walls and roof are insulated with vinyl coated batt insulation

Uses

- ▣ Vehicle and equipment storage
- ▣ Vehicle maintenance and cleaning
- ▣ Supervisor and administration offices
- ▣ Employee facilities (break and rest rooms)
- ▣ Workshops (sign construction, cemeteries/grounds/trees records and staff)

Business Window



Current

Planned



Administration Work Area



Current



Planned



Employee Locker Room



Current



Planned

Employee Break and Training Room



Current

Planned



Employee Rest Rooms

Current



Employee Rest Rooms/Showers

Planned



Current Storage and Workshop Space



Offices and Workshop Space

Current



Planned



Current Vehicle/Machine Storage Area



Current Vehicle Storage Area



Current Vehicle Maintenance Area



Planned Vehicle Storage/Maintenance Areas



Planned Vehicle Storage/Maintenance Areas

Small Truck Area



Large Truck Area





Planned Vehicle
Maintenance Area

Interior Vehicle Wash Stations

Current



Planned



Fleet and Building Issues Due to Inferior Facility

- ▣ Inadequate Space for Indoor Vehicle Storage and Maintenance of \$7 Million Fleet.
- ▣ Inefficient stacked parking impacts response times and condition of vehicles and fixed equipment.
- ▣ External storage of multi million dollar vehicle fleet results in unnecessary exposure to harsh winter conditions.
- ▣ External storage accelerates deterioration of equipment, increases vehicle maintenance costs.

- ❑ Exterior winter storage requires 20 to 30 minutes of vehicle warm-up time to safe operating temperatures delaying storm response times.
- ❑ Delayed response times results in increase in unproductive labor, wasted fuel, and increase in pollutants to the environment and surrounding community.
- ❑ No sprinkler system to protect the portion of the multi-million dollar fleet stored inside.
- ❑ Inadequate or damaged insulation contributes to an increase in utility costs.

Employee Issues Due to Inferior Facility

- ❑ Lack of administrative office space, no proper cemetery sales office for residents to conduct business.
- ❑ Some staff working outside in a temporary trailer.

Staff Trailer in Parking Lot



- ❑ Inadequate and inefficient heating and ventilation systems resulting in unhealthy work conditions for employees.
- ❑ The building does not contain the necessary carbon monoxide detection systems to remove harmful fumes associated with vehicle and equipment operations within the facilities.
- ❑ Inadequate working conditions including: poor lighting, confined spaces, no areas to conduct state mandated employee training, inadequate personal facilities.

Why Not Just Renovate?



Current DPW Operations are seriously impacted by the deficiencies of the current building. Energy Code and Seismic Requirements make Renovation and/or Reuse very costly. The smarter, more efficient decision is to build new.

Benefits of a New DPW Facility

- ▣ Safer employee working conditions.
- ▣ Improved shop efficiency.
- ▣ Increase fleet vehicle life expectancy.
- ▣ Improved snow and ice fighting response times.
- ▣ Clean, presentable fleet.
- ▣ Code compliant building.
- ▣ Reduced vehicle exhaust emissions.

- ▣ Improved indoor air quality and air circulation.
- ▣ Protection of the Town's multi million dollar vehicle investment.
- ▣ Reduced labor costs associated with redundant operations.
- ▣ Environmental protection from leaks and spills in a closed floor drain system.
- ▣ Noisy external activities now performed indoors.
- ▣ Improved space for vehicle maintenance operation to include recent industry recommendations.
- ▣ A new, controlled indoor vehicle wash facility.
- ▣ Community pride in updated, safe facilities.

New, Local DPW Facilities



Wayland, MA DPW Facility
42,000 SF



Orleans, MA DPW Facility
40,000 SF



Bourne, MA DPW Facility
43,000 SF

Thank you!



For more information on our projected facility design costs, please contact the DPW Administration on the second floor of Town Hall or call us at 781-834-5575.